

**ATTACHMENT 'A': Policy Change Highlights**

<b>Proposed Amendment</b> (Black text is from the existing Policy) (Red text is from the proposed Policy)	<b>Reasoning</b>
<p><b>Purpose</b></p> <p><del>1 This policy establishes standards for public notice signs, the circulation of planning applications, license of occupation for county lands applications, road allowance closure/opening applications and notifications of public hearings of Council and Subdivision and Development Appeal Board hearings.</del></p> <p><b>1 This policy establishes standards for public notice signs and:</b></p> <p>(1) circulation for:</p> <p>(a) statutory plan amendments;</p> <p>(b) planning applications;</p> <p>(c) license of occupation of County lands applications; and</p> <p>(d) road allowance closure/opening applications;</p> <p>(2) notification of:</p> <p>(a) Council public hearings;</p> <p>(b) Subdivision and Development Appeal Board (SDAB) hearings; and</p> <p>(c) development permit notices of approval.</p>	<ul style="list-style-type: none"> <li>The update clarifies the purpose of the policy by breaking it down into three distinct categories (standards for public signs, circulations, and notifications).</li> <li>The update inserted statutory plan amendments and development permit notices of approval to be more comprehensive.</li> </ul>
<p><del>4 When identifying the Circulation Area, Administration will measure the distance from the Subject Lands and include all properties, as measured</del></p> <p><b>5 The radii are taken</b> from the property line from the property line of the <del>S</del>subject <del>L</del>lands, <del>to the minimum distance (i.e. 1/2 mile or 1 mile)</del></p>	<ul style="list-style-type: none"> <li>Updated to simplify and standardize the process of measuring radii in any circumstance guided by this policy.</li> </ul>
<p><del>5. When identifying the Circulation Area within a 2 lot depth, Administration will include all properties adjacent to the Subject Lands and the parcels adjacent to those properties.</del></p> <p><del>6. When identifying the Circulation Area within a 5 lot depth, Administration will include all properties adjacent to the Subject Lands and the next 4 parcels adjacent to those properties.</del></p> <p><b>6 All properties touched within the radius are included in the circulation area or notification area.</b></p>	<ul style="list-style-type: none"> <li>Update to clarify that all properties touched by the radius are included in the circulation area or notification area.</li> <li>Updated to remove reference to the lot-depth method of measurement to simplify the process of determining which properties to include.</li> </ul>

<p>9 <u>The circulation and notification radii may be varied at the discretion of Council, Municipal Planning Commission, or SDAB.</u></p>	<ul style="list-style-type: none"> <li>Inserted to allow authorities to apply alternative radii under specific circumstances to suit the nature of an application.</li> </ul>
<p>11 <u>Any applicable intermunicipal development plan and privacy legislation supersedes this policy.</u></p>	<ul style="list-style-type: none"> <li>Inserted to reflect the hierarchy of statutory plans and legislation in Alberta and ensure compliance.</li> </ul>
<p>12 <u>All Council public hearing notices are available on the County's website, as per the Public Notification Bylaw C-7860-2019.</u>  (1) <u>Should the <i>Public Notification Bylaw</i> C-7860-2019 be rescinded then notification shall default back to Section 606 of the <i>MGA</i>.</u></p>	<ul style="list-style-type: none"> <li>Inserted to align this policy with the current bylaw and ensure consistency of public hearing notices.</li> </ul>
<p><del>28 Subdivision and Development Appeal Board hearing Notification areas shall be the same as the Notice of Decision Notification Area and the Planning Application Circulation Area.</del></p> <p>14 <u>Notification of a SDAB hearing on a development permit application is the same as the development permit notice of approval notification area.</u></p> <p>15 <u>Notification of a SDAB hearing on a subdivision application is the same as the subdivision application circulation area.</u></p>	<ul style="list-style-type: none"> <li>Revised to provide clarity that the notification area is the same as the circulation area for each type of application.</li> </ul>
<p><del>9 An Applicant is required to install and maintain the display of a public notice sign for the following types of Planning Applications:</del>  <del>(3) An application made to amend the Land Use Bylaw for the purposes of changing or amending a land use district or making such other amendments necessary to facilitate the development of a property, with the exception of redesignation:</del>  <del>i. To a Farmstead District;</del>  <del>ii. For the purposes of a First Parcel Out; Or</del>  <del>iii. To a land use consistent with an approved Local Plan.</del></p> <p>16 <u>An applicant installs and maintains the display of a public notice sign for the following types of planning applications:</u>  (3) <u>to amend the <i>Land Use Bylaw</i>, with the exception of redesignation to an Agricultural, General District as defined by the <i>Land Use Bylaw</i>.</u></p>	<ul style="list-style-type: none"> <li>Updated to simplify the requirements for when a sign is required and to align with the current Land-Use Bylaw.</li> </ul>

<p><del>19 In Agricultural Areas, Administration will advise all Assessed Owners within a ½ mile (± 805 m) of the Subject Lands of a License of Occupation Application by mailing to them a Circulation Package.</del></p> <p><del>20 In Fragmented Country Residential areas, Administration will advise all Assessed Owners within a two lot depth of the Subject Lands of a License of Occupation Application by mailing to them a Circulation Package.</del></p> <p><del>21 For any other License of Occupation Application not covered within sections 19 and 20 of this Policy, Administration will advise all Assessed Owners within a ½ mile (± 805 m) of the Subject Lands of a License of Occupation Application by mailing to them a Circulation Package.</del></p> <p><del>22 In Agricultural Areas, Administration will advise all Assessed Owners within a ½ mile (± 805 m) of the Subject Lands of a Road Allowance Closure/Opening Application by mailing to them a Circulation Package.</del></p> <p><del>23 In Fragmented Country Residential areas, Administration will advise all Assessed Owners within a two lot depth of the Subject Lands of a Road Allowance Closure/Opening Application by mailing to them a Circulation Package.</del></p> <p><del>24 For any other Road Allowance Closure/Opening Application not covered within sections 22 and 23 of this Policy, Administration will advise all Assessed Owners within a ½ mile (± 805 m) of the Subject Lands of a Road Allowance Closure/Opening Application by mailing to them a Circulation Package.</del></p> <p><b>21 The radii for license of occupation or road allowance closure/opening application shall be 800m (½ mile).</b></p>	<ul style="list-style-type: none"> <li>Consolidated into one policy that establishes the circulation and notification distance for all licence of occupation and road allowance closure/opening applications to simplify the process and ensure consistency.</li> </ul>
<p><del>13 In Agricultural Areas, Administration will advise all Assessed Owners within a ½ mile (± 805 m) of the Subject Lands of a Planning Application by mailing to them a Circulation Package.</del></p> <p><del>14 In Fragmented Country Residential areas, Administration will advise all Assessed Owners within a 2 lot depth of the Subject Lands of a</del></p>	<ul style="list-style-type: none"> <li>Updated to remove the ambiguity of what constitutes a planning application by separating each policy by application type. This simplifies the process of determining the circulation/notification radius for each application and enables a more consistent approach.</li> </ul>

<p><del>Planning Application by mailing to them a Circulation Package.</del></p> <p><del>15 Within the boundary of an Area Structure Plan, Administration will advise all Assessed Owners within a ½ mile (± 805 m) of the Subject Lands of a Planning Application by mailing to them a Circulation Package</del></p> <p><del>17 For any other Planning Application not covered within sections 13 through 16 of this Policy, Administration will advise all Assessed Owners within a ½ mile (± 805 m) of the Subject Lands of a Planning Application by mailing to them a Circulation Package</del></p> <p><u>22 The radii for statutory plan amendment or local plan application circulations shall be 1600m (1 mile).</u></p> <p><u>23 The radii for redesignation application circulations shall be:</u></p> <p style="padding-left: 40px;">(1) <u>800m (1/2 mile) for applications within an Area Structure Plan;</u></p> <p style="padding-left: 80px;">(a) <u>Notwithstanding 23 (1), the radii shall be a minimum 1600m (1 mile) for redesignation application circulations where natural resource extraction/processing, as defined by the Land Use Bylaw, is a listed use; and</u></p> <p style="padding-left: 40px;">(2) <u>1600m (1 mile) for applications outside of an Area Structure Plan.</u></p> <p><u>24 The radii for subdivision application circulations shall be 800m (1/2 mile).</u></p>	
<p><del>18 In the following circumstances and notwithstanding sections 13 through 17 of this policy, Administration will advise all Assessed Owners within 1 mile (± 1609 m) of the Subject Lands of a Planning Application by mailing to them a Circulation Package:</del></p> <p style="padding-left: 40px;">(1) <del>Aggregate extraction applications;</del></p> <p style="padding-left: 40px;">(2) <del>Local Plans;</del></p> <p style="padding-left: 40px;">(3) <del>Business Development proposals outside of an Area Structure Plan boundary;</del></p>	<ul style="list-style-type: none"> <li>• Updated to align with policies 21-24 to eliminate duplication and specify the distances for development permit applications.</li> <li>• 25 (1) simplifies the process for determining the notification distances for development permits for certain uses and aligns these uses with the new Land-Use Bylaw.</li> <li>• 25(2) specifies a single notification distance for applications not within a Hamlet</li> </ul>

<p>(4) <del>Commercial communications facilities (Type A, B, and C in the Land Use Bylaw);</del></p> <p>(5) <del>Applications proposing an industrial use that may have an effect on the safety, use, amenity, or enjoyment of nearby sites due to noise, odour, or emissions. (e.g., General Industry Type III in the Land Use Bylaw);</del></p> <p>(6) <del>Applications for commercial, industrial, or business developments within a Hamlet Core; and</del></p> <p>(7) <del>Licensed Medical Marijuana Production Facility applications.</del></p> <p>25 <u>The notification radii for development permit notifications shall be the lesser of a two lot depth, being the parcels that are adjacent to the subject lands and the parcels adjacent to those properties, or 800m (1/2 mile).</u></p> <p>(1) <u>Notwithstanding 24, the radii shall be a minimum 400m (1/4 mile) for development permit notifications for the following uses, as defined by the Land Use Bylaw:</u></p> <p>(a) <u>billboards;</u></p> <p>(b) <u>cannabis retail store;</u></p> <p>(c) <u>cannabis cultivation;</u></p> <p>(d) <u>cannabis facility; and</u></p> <p>(e) <u>retail (restricted).</u></p> <p>(2) <u>400m (1/4 mile) for applications outside of a Hamlet Boundary and not within the Harmony Conceptual Scheme Area.</u></p> <p>(3) <u>Notwithstanding 24 (1) and (2), the radii shall be a minimum 1600m (1 mile) for development permit notifications for natural resource extraction/processing, as defined by the Land Use Bylaw.</u></p>	<p>Boundary.</p> <ul style="list-style-type: none"> <li>25(3) Establishes a consistent distance for all development permit notifications for natural resource extraction/ processing.</li> </ul>
<p>26 <u>In instances where a circulation or notification area includes landowners in an adjacent municipality, Administration attempts to procure the addresses for the affected landowners to mail to them a circulation package or notice of approval.</u></p>	<ul style="list-style-type: none"> <li>This update introduces the requirement for administration to attempt to contact neighbouring municipalities to procure addresses for affected landowners. However, it is not mandatory to circulate to and/or notify the affected landowners in adjacent municipalities as it is not always possible to procure their addresses.</li> </ul>

Definitions were amended to reflect changes to the policy, align with current policy standards and bylaws, and remove definitions not used in the policy document.	
General updates for general grammar, formatting, numbering, and clarity throughout.	